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## Lot 3227 Modesta Street - Smiths Lane Estate Clyde North 3978 VIC

**Land Size: 448 m<sup>2</sup> House Size: 269.6 m<sup>2</sup>**

Plan Ahead – Build with Mimosa Homes!  
The Saba 287 and a 448 sqm piece of land facing north are located at Smiths Lane Estate, Clyde North.  
\* Confidence: 50-Year Mimosa Homes Structural Warranty  
\* Fixed site costs, including BAL 12.5  
\* Timber-look laminate, carpet, and floor tiles  
\* 2,550mm high ceilings  
\* Stone benchtops – kitchen, ensuite & bathroom  
\* 900mm oven, cooktop & rangehood (600mm for homes < 20 sq)  
\* Microwave with trim kit & Dishwasher  
\* Semi-floating vanities (Double to Ensuite) & Tiled shower bases  
\* Quick-slide robe doors  
\* LED downlights throughout, external lights & garage strip light  
\* Internal garage access with 2 Garage door remotes  
\* Flyscreens to windows & obscure-glazing to ensuite & bathroom  
\* ...



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**Adam Keleher**

E: [adamk@mimosahomes.com.au](mailto:adamk@mimosahomes.com.au)

P: 0439 779 909